Agenda Item # 3

City of Wichita
City Council Meeting
March 7, 2000

Agenda Report # 99-1208A

TO: Mayor and City Council Members

SUBJECT: **Z-3339 ZONE CHANGE REQUEST FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "MH" MANUFACTURED HOME, LOCATED WEST OF MERIDIAN AND NORTH OF 55TH STREET SOUTH.** (District #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Unfinished Business

MAPC Recommendation: Approve, subject to conditions (5-4).

Staff Recommendation: Deny.

CPO Recommendation: Deny (October 29, 1999).

Background: The applicant requests MH, Manufactured Home zoning on 37 acres located ¼ mile west of Meridian and ¼ mile north of 55th Street South in order to develop a manufactured home park. The land is currently undeveloped and zoned SF-6, Single-family Residential.

The applicant's site plan depicts 136 spaces (3.67 units per acre). All streets within the park are proposed to be 29 foot wide, back of curb to back of curb private streets. Primary access to the site is proposed to be off of Meridian, via a 29-foot wide private street that is proposed to be part of the platted addition, Southborough Estates, now known as a Welcome Home Community, a manufactured home park. (At the time this report was prepared, the Welcome Home site plan had not been approved.) The applicants propose one other point of access north to 47th Street North, but it is to be "emergency access only." This access point would require a bridge to be built across the drainage ditch to connect to Mt. Carmel, which winds through the Stonebriar Addition, a site built residential development.

Area set-aside for open space, walking paths and a storm shelter are depicted on the site plan. The code requires a sidewalk on one side of all loop streets serving more than 48 lots, or permits the applicant to propose an alternate sidewalk plan. If the sidewalks, as proposed comply with Americans with Disability Act (ADA) standards, there are three

lots in the northeast sector of the park that are not located within the code required 1,320 feet of the storm shelter. The storm shelter could be moved northeasterly and probably get the lots within the required distance. If the sidewalk is not ADA compliant, then there are three additional lots on the east-side of the park that are not within 1,320 feet as measured off of an ADA compliant pathway. Off-street parking spaces are provided as required for 29-foot wide streets. A sizeable drainage ditch exists along the north and east property line. The southwest corner of the property is a low area that is heavily treed.

Surrounding land is developed / developing with: site built homes (SF-6, Single-family Residential); vacant (SF-20, Single-family Residential); manufactured home park (MH, Manufactured); and large-lot residential (SF-20, Single-family Residential) uses. A significant drainage ditch, 15 to 20 feet deep and 40 to 50 feet wide, exists along the north and east property line. The ditch is heavily wooded.

The MAPC considered this case on October 28th, 1999, and recommended denial based on findings presented in the staff report. The applicant indicated they made the request for Manufactured Home zoning for two reasons related to potential limitations on sewer service. The applicant indicated that the existing sewer lift station provides service to 47th Street is at capacity, and would require improvements. They also indicated that the sewer line in Meridian may not be deep enough to provide service to their site without installation of another lift station. Therefore, they thought zoning for manufactured homes, which would not have basements, would be an appropriate request. There were adjoining property owners who spoke about drainage concerns.

At the direction of the City Council, the MAPC re-heard this case on February 10, 2000. This case was referred back to the Planning Commission to address drainage and sewer service. The Commission focused primarily on the drainage question. By a five to four vote the Commission recommended approval. The applicant showed a video take of the application area and adjoining site-built and manufactured home additions. The applicant's drainage specialists discussed 100-year flood elevations and the amount of fill necessary to met those elevations. An adjoining property owner spoke re-stating his concern overdrainage in the area and his desire to see that something be done to minimize future flooding.

Recommended Action:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; or

2. Take appropriate action, stating reasons.

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(_____) Published in the Wichita Eagle on JUL 21 2001

ORDINANCE NO. 45-011

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY CITY OF WICHITA CODE SEC. 28.04.010.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Sec 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3339

Zone change request from "SF-6" Single-Family Residential District to "MH" Manufactured Housing District, described as:

Hidden Creek Addition, Wichita, Sedgwick County Kansas.

Generally located west of Meridian, north of 55th Street South..

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, JUL 17 2001

ATTEST:

Pat Burnett, City Clerk

Boo Knight, Mayor

(SEAL)

Approve as to form:

Gary E. Rebenstorf, City Attorney